

Board of County Commissioners

Division of Planning & Development

Planning Department

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DEVELOPMENT REVIEW COMMITTEE MEETING

September 8, 2003

Present: Robbie Rogers-Planning & Development Director/Chairperson, Richard Helms-Development Coordinator, Terry Neal-Attorney, Skip Lukert-Building Official, Michael Springstead-County Engineer, Barry Ginn-County Engineer, Brad Burris-Fire Services, Mike Tucker-Villages Fire Chief, Marie Keenum-911 Coordinator, Becky Howard-Deputy Clerk, Keith Hunter-Environmental Health and Alysia Akins-Secretary.

The meeting convened at 2:00 P.M.

Mr. Helms moved to approve the minutes from the August 25, 2003 meeting, subject to the addition of Mrs. Keenum to the members present. Mrs. Keenum seconded the motion and the motion carried.

Old Business

Wachovia Bank - Major Development – Engineering Review

Jay Madison with Reynolds, Smith and Hills, Inc., was present and requesting engineering approval to construct a 4200 sf banking facility. The County Engineer recommended approval. All required agency permits have been received.

Mr. Helms moved to approve the engineering plans. Mr. Ginn seconded the motion and the motion carried.

New Business

D & G Properties, LLC: World Savings Bank – Major Development – Preliminary Plan Review

Roger Strcula, Upham, Inc., was present and requesting preliminary approval to construct a 3603 sf World Savings Bank facility. Staff comments were discussed. The proposed driveway connection was discussed. Five parking spaces will be relocated to the north side. A dumpster is not needed. The County Engineer comments were discussed.

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Robin Cox, Dist 5
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Mr. Helms moved for preliminary approval, subject to a revised plan being submitted addressing all comments. Mrs. Keenum seconded the motion and the motion carried.

Mr. Burris excused himself at 2:15 PM.

VOS: Clayton Villas – Final Plat Review

Bill Bowsky-Farner, Barley and Associates, Inc., was present and requesting final plat approval to develop a 72 unit subdivision. The County Engineer comments were discussed. Clarification is needed in the owner dedication regarding who should be included. There are easements listed in the title opinion not shown on the plat. Staff comments were discussed. The title certificate needs updated.

Mr. Helms moved to approve the final plat, subject to a revised plat being submitted addressing all comments. Mrs. Howard seconded the motion and the motion carried.

VOS: Rainey Villas – Final Plat Review

Bill Bowsky-Farner, Barley and Associates, Inc. was present and requesting final plat approval to develop an 80 unit subdivision. The County Engineer had no comments. Staff comments were discussed. All seals should be legible on the original plat and the title certificate needs to be updated and signed.

Mr. Helms moved for approval of the final plat, subject to all comments being addressed. Mrs. Keenum seconded the motion and the motion carried.

Mr. Ginn excused himself at 2:20 PM.

VOS: Unit 73 – Final Plat Review

Bill Bowsky-Farner, Barley and Associates, Inc., was present and requesting final plat approval to develop a 99-unit subdivision. Staff comments were discussed. The title certificate needs to be updated. All seals should be legible on the original plat. Surrounding property to the south needs to be shown. All tracts should be labeled. There is an error in the legal description on line 33.

Mrs. Keenum moved for final plat approval, subject to a revised plat being submitted addressing all comments. Mr. Lukert seconded the motion and the motion carried.

VOS: Unit 79 – Final Plat Review

Bill Bowsky-Farner, Barley and Associates, Inc., was present and requesting final plat approval to develop a 167-unit subdivision. Staff comments were discussed. The legal description provided in the title certificate does not match the legal description provided on the plat. All provided details should be labeled. All legal description calls should be clear along the boundary lines. The title certificate needs to be updated. All seals should be legible on the original plat.

Mr. Helms moved for final plat approval, subject to all comments being addressed on a revised plat. Mr. Hunter seconded the motion and the motion carried.

VOS: Unit 67/First Addition – Final Plat Review

Bill Bowsky and Jeff Head-Farner, Barley and Associates, Inc., and Ron Grant-Grant and Dzuro, were present and requesting final plat approval for an addition to the plat of Unit 67. The addition is for three non-residential tracts. Tract A is for the use of a golf cart path and tracts B and C are for the use of berms, which have been completed. There was no previous site plan approval on this plat addition. The Committee discussed the need for engineering review on the berms and any impact issues that may be created. Stormwater concerns in regards to the golf cart path were discussed. The reason for platting these tracts was discussed. The ownership and title to the plat are unclear.

Mr. Helms moved to table this issue until additional information has been submitted and reviewed. Mrs. Howard seconded the motion and the motion carried.

First Federal Savings Bank @ Southern Trace Addition – Major Development – Preliminary and Engineering Review

Jeff Head-Farner, Barley and Associates, Inc., and Ron Grant-Grant and Dzuro, were present and requesting preliminary and engineering approval to construct a 6650 sf banking facility. Staff comments were discussed. The concerns with the proposed driveway were discussed. The driveway width will be reduced with no right turns being allowed. The County Engineer comments were discussed. Building setbacks are shown, outdoor lighting will be provided in the ATM area and the errors in the legal description have been corrected. An easement is needed in regards to tract 9. Attorney Neal stated “The Villages” should be removed from the heading on the plans since they were not the property owners.

Mr. Helms moved for preliminary and engineering approval, subject to all comments being addressed on a revised plan. Mr. Springstead seconded the motion and the motion carried.

VOS: Unit 88 – Major Development – Preliminary Plan Review

Lori Webb-Paris-Miller Sellen Conner and Walsh, and Ron Grant-Grant and Dzuro, were present and requesting preliminary approval to develop a 74-unit subdivision. Staff comments were discussed. The drainage plan has been updated.

Mr. Helms moved for preliminary approval, subject to all comments being addressed. Mrs. Keenum seconded the motion and the motion carried.

VOS: Unit 85 – Major Development – Engineering Review

Lori Webb-Paris-Miller Sellen Conner and Walsh, and Ron Grant-Grant and Dzuro, were present and requesting engineering approval to develop a 100-unit subdivision. The County Engineer comments were discussed. Water calculations and the responsibilities of each agency involved are included. Fire flow and water demand were discussed. All regulatory agency permits are needed.

Mr. Helms moved to approve the engineering plan, subject to all required agency permits being received. Mr. Springstead seconded the motion and the motion carried.

VOS: Unit 86 – Major Development – Engineering Review

Lori Webb-Paris-Miller Sellen Conner and Walsh, and Ron Grant-Grant and Dzuro, were present and requesting engineering approval to develop a 96-unit subdivision. All regulatory agency permits are needed.

Mr. Helms moved to approve the engineering plan, subject to all regulatory agency permits being received. Mr. Springstead seconded the motion and the motion carried.

VOS: Lynnhaven Village Recreation Center – Major Development – Preliminary Review

Ed Abshier and Ron Grant-Grant and Dzuro, were present and requesting preliminary approval to construct a recreation center, pool/deck area and court area. Staff and engineering comments were discussed. A revised site plan has been submitted. There is one proposed access point and cart path access is being added. A berm and yard drains have been added to address on-site drainage. There will be lighting provided in the parking lot. All regulatory agency permits are needed. An additional hydrant will be added at the entrance.

Mr. Helms moved to approve the preliminary plan, subject to a revised plan being submitted addressing all comments. Mr. Springstead seconded the motion and the motion carried.

Q & A-Public Forum

Mr. Abshier submitted newly revised construction detail manuals reflecting the previously discussed and requested changes.

The next DRC meeting is scheduled for September 15, 2003.

Mrs. Keenum moved to adjourn. Mr. Helms seconded the motion and the motion carried.

The meeting adjourned at 3:15 P.M.